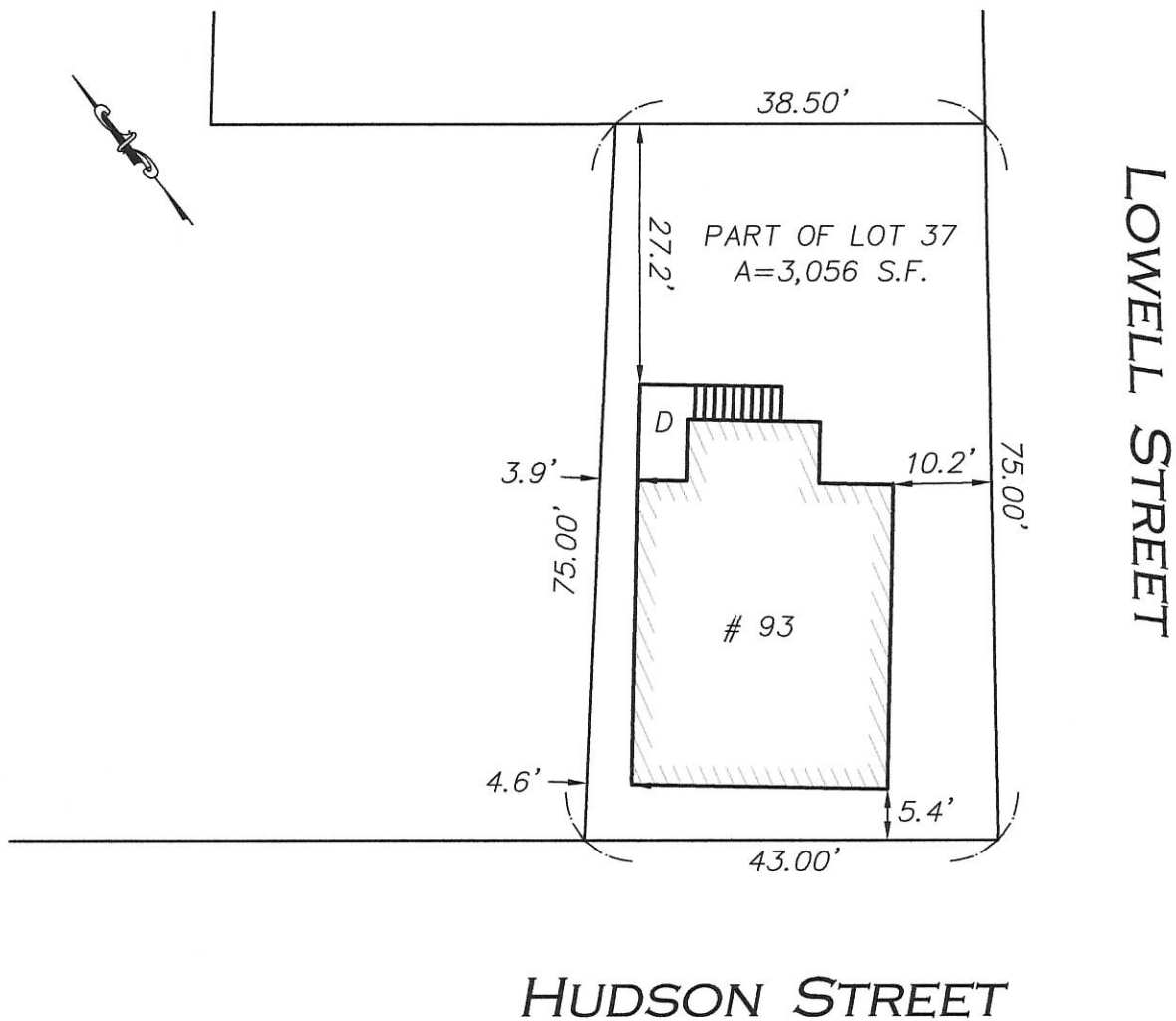




I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.



2-26-16

EDWARD J. FARRELL P.L.S.

DATE

OWNER OF RECORD

ALAN & RACHAEL WEISZ

BOOK 40882 PAGE 435 M.S.R.D.

ZONING DISTRICT

TAX MAP 34 BLOCK D PARCEL 38
RB RESIDENCE B

PLAN REFERENCES

PLAN BOOK 3B PLAN 73
END OF BOOK 2179

**PLOT PLAN
93 HUDSON STREET
SOMERVILLE, MASS.**

SCALE: 1" = 20' JANUARY 26, 2016

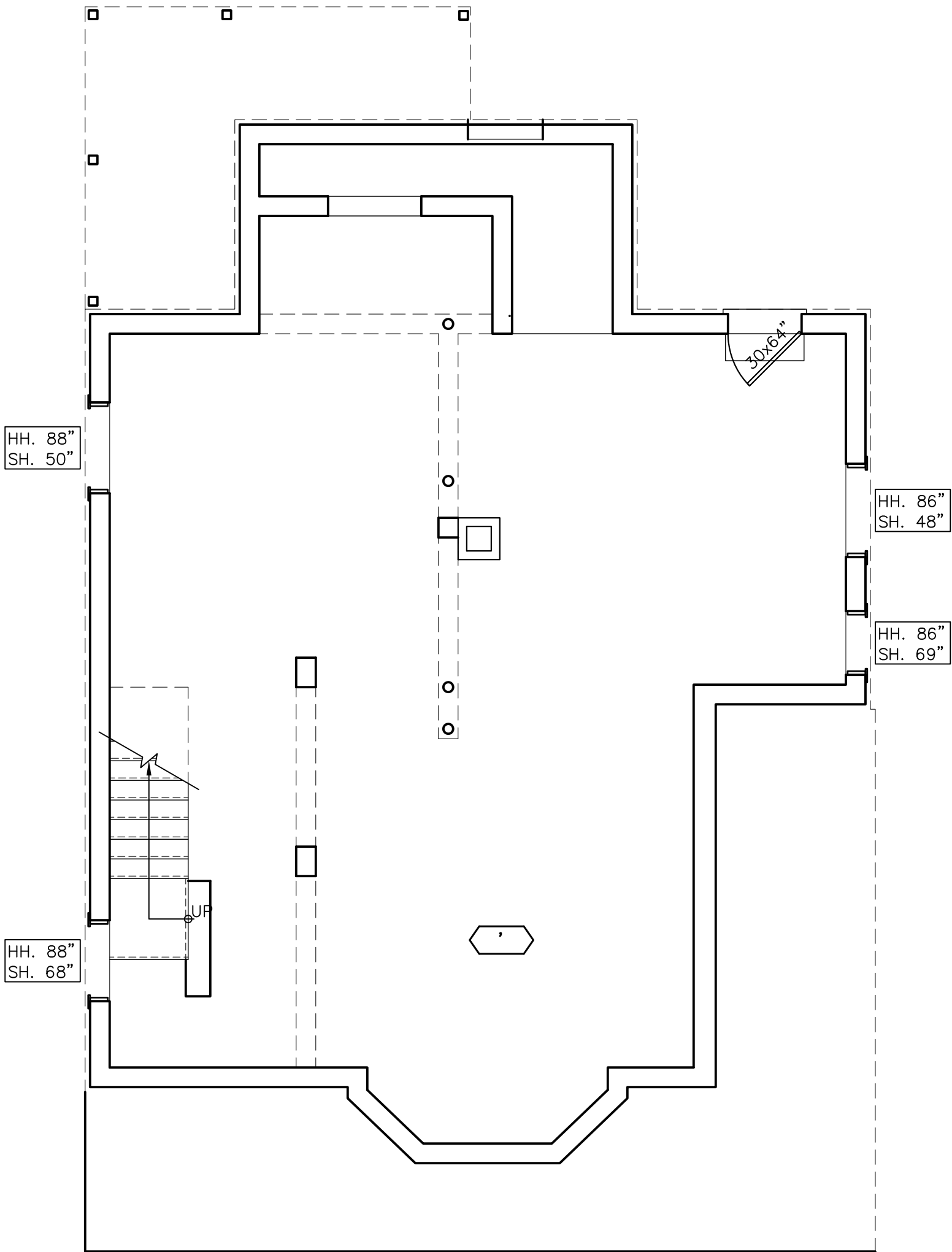
Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

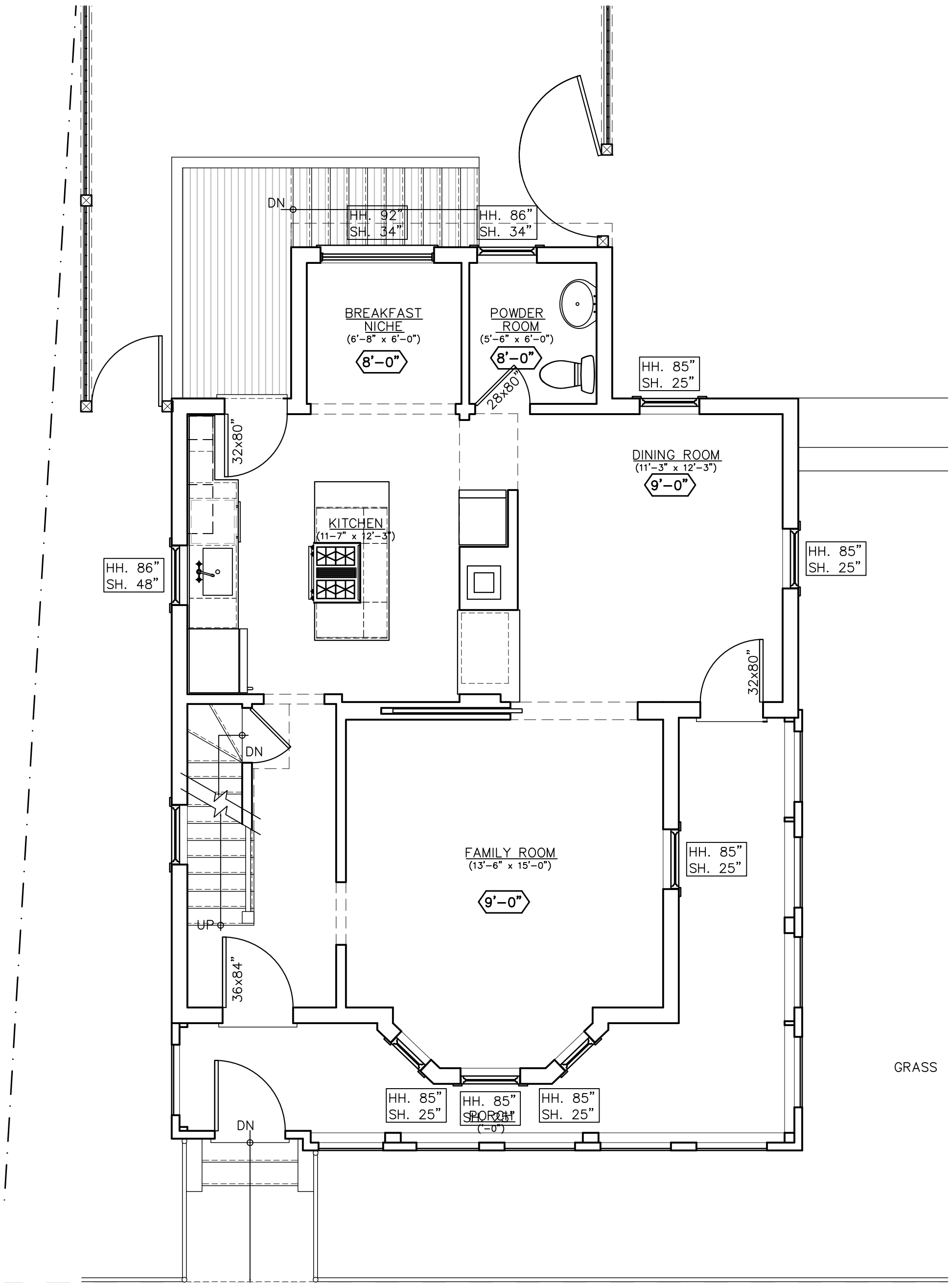
(781)-933-9012



1 EXISTING PLAN – BASEMENT
1/4"=1'-0"

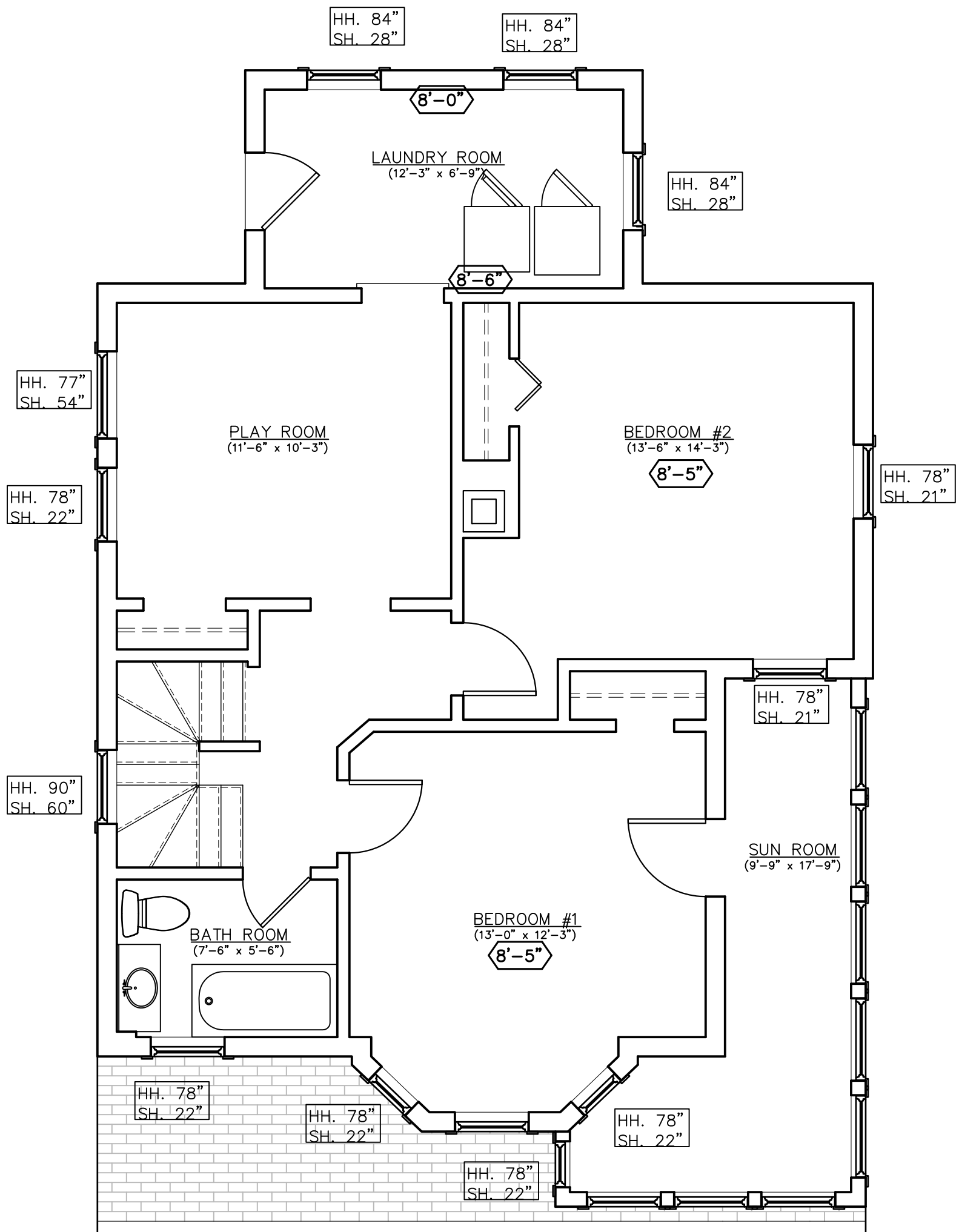
EXISTING PLAN

SHEET X1.0	SCALE as shown	Al and Rachael Weisz 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	al WEISZ architecture building design furniture
	DATE 2015 Aug 28			



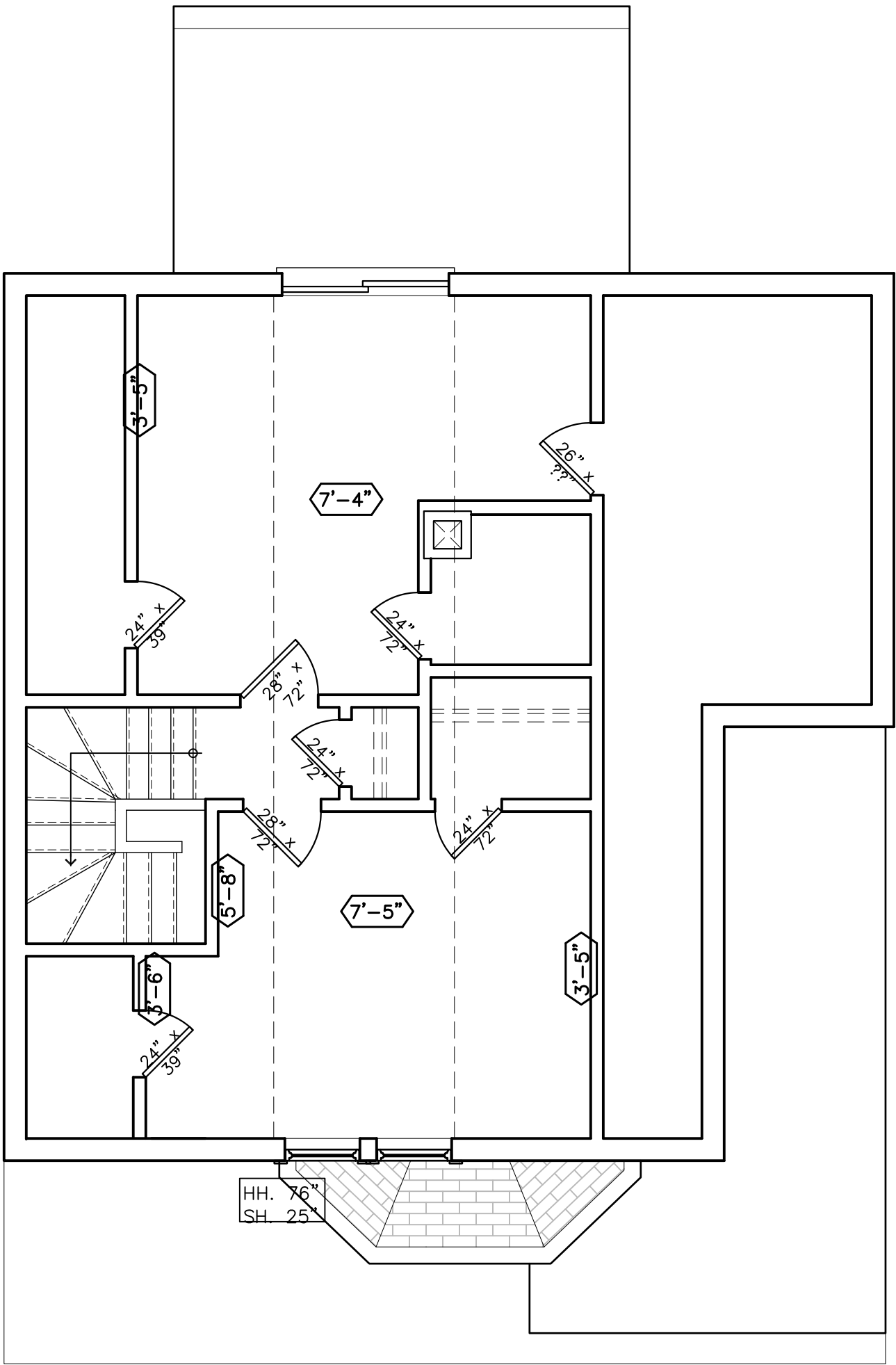
1 EXISTING PLAN – FIRST FLOOR
1/4"=1'-0"

EXISTING PLAN					al WEISZ architecture building design furniture
SHEET X1.1	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840		
	DATE 2015 Aug 28				



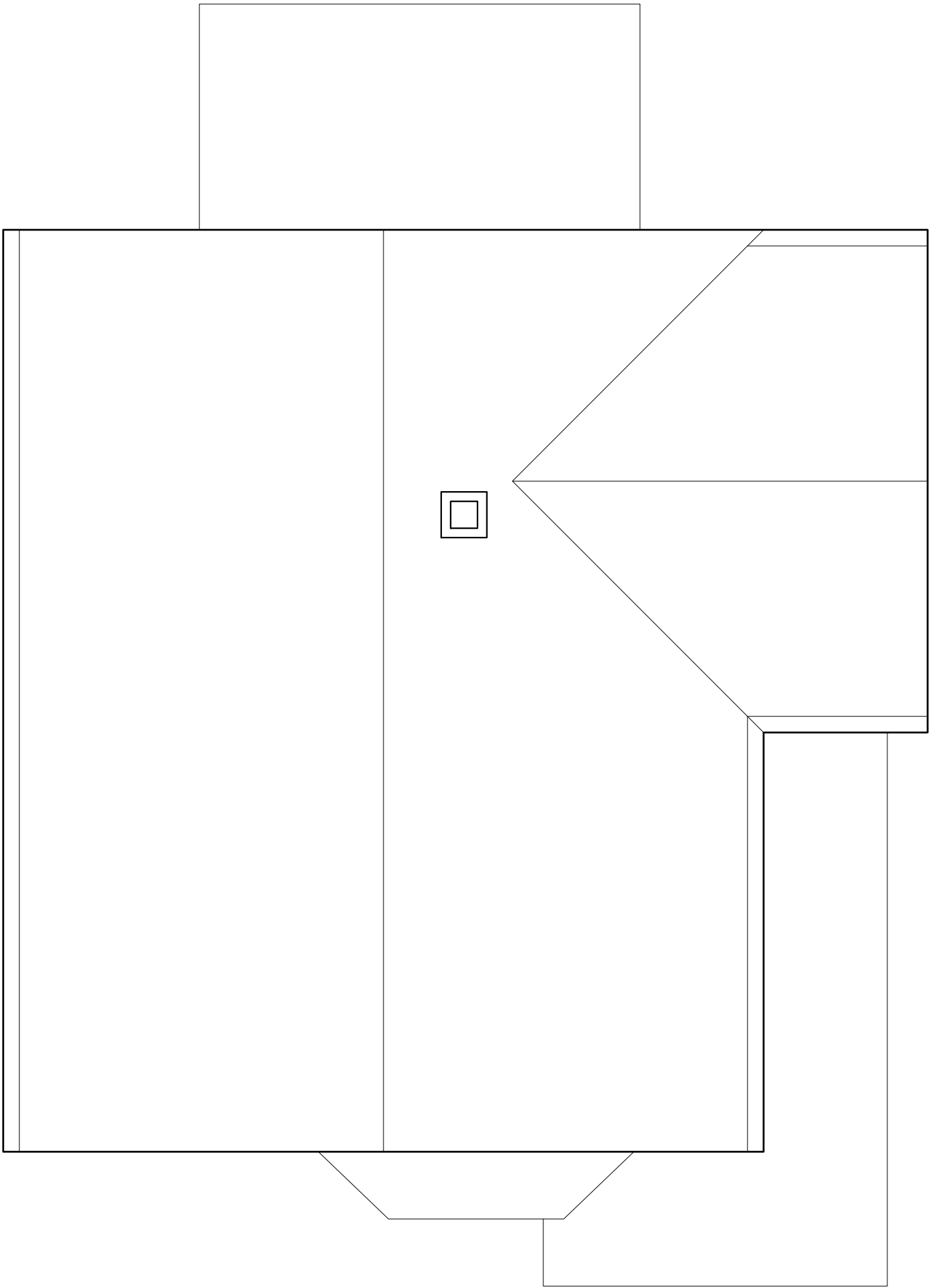
1 EXISTING PLAN – SECOND FLOOR
1/4"=1'-0"

EXISTING PLAN				al WEISZ architecture building design furniture
SHEET X1.2	SCALE	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	as shown			
	DATE			
	2015 Aug 28			



1 EXISTING PLAN – THIRD FLOOR
1/4"=1'-0"

EXISTING PLAN				al WEISZ architecture building design furniture
SHEET X1.3	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	DATE 2015 Aug 28			



1 EXISTING PLAN – ROOF
1/4"=1'-0"

EXISTING PLAN				al WEISZ architecture building design furniture
SHEET X1.3	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	DATE 2015 Aug 28			



1 EXISTING ELEVATION — SOUTH
1/4"=1'-0"

EXISTING ELEVATION

SHEET

X3.1

SCALE
as shown

DATE

2015 Dec 24

Al and Rachael Weisz
93 Hudson Street
Somerville, MA 02144

al weisz
architecture, LLC
somerville, MA 02144
617-970-4840

al weisz
architecture

building design furniture

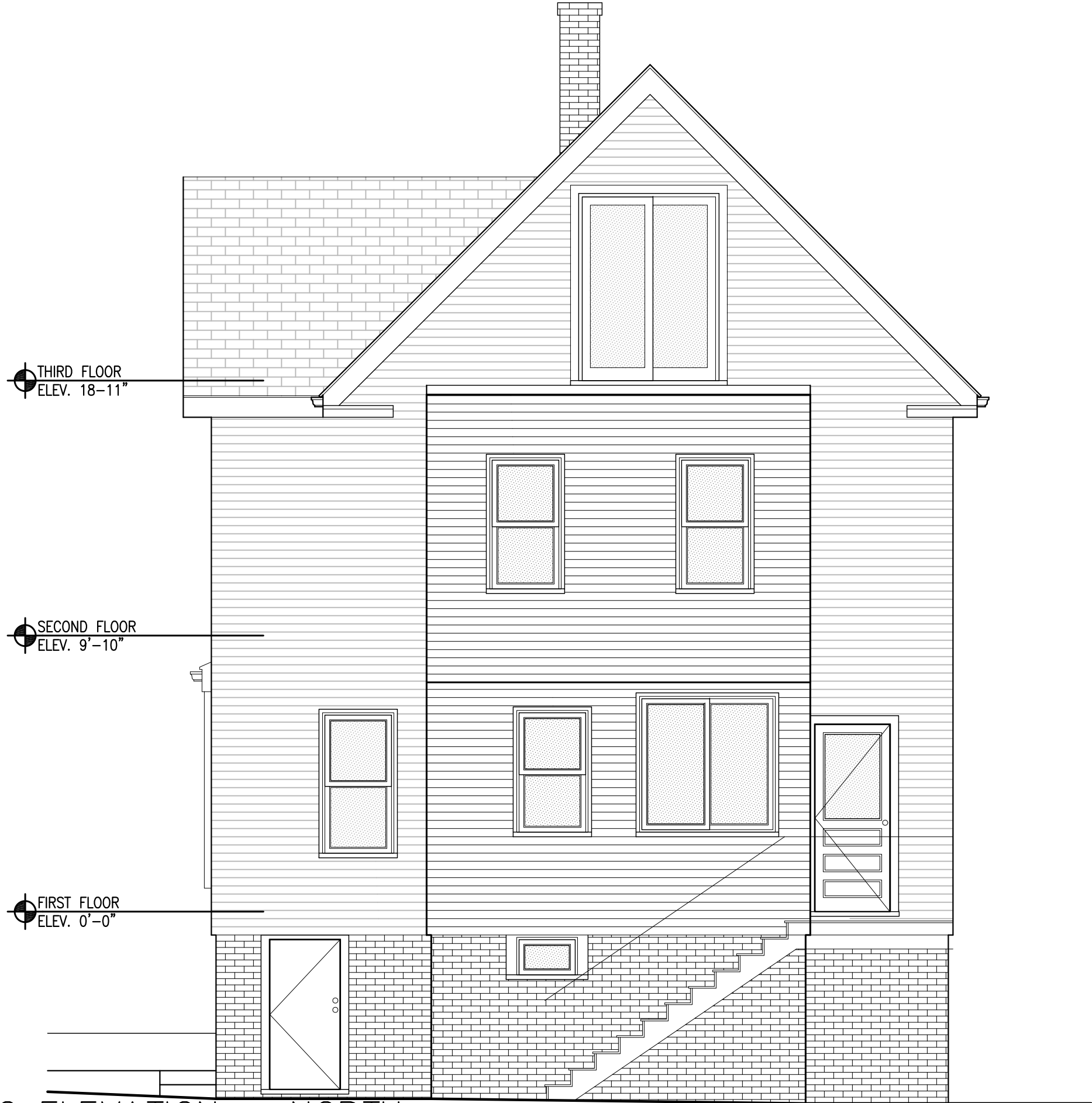


EXISTING ELEVATION

SHEET X3.2	SCALE as shown	Al and Rachael Weisz 93 Hudson Street Somerville, MA 02144	
	DATE 2015 Dec 24	al weisz architecture, LLC somerville, MA 02144 617-970-4840	

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EXISTING ELEVATION

SHEET
X3.3

SCALE as shown
DATE 2015 Dec 24

Al and Rachael Weisz
93 Hudson Street
Somerville, MA 02144

al weisz
architecture, LLC
somerville, MA 02144
617-970-4840

THIRD FLOOR
ELEV. 18'-11"

SECOND FLOOR
ELEV. 9'-10"

FIRST FLOOR
ELEV. 0'-0"



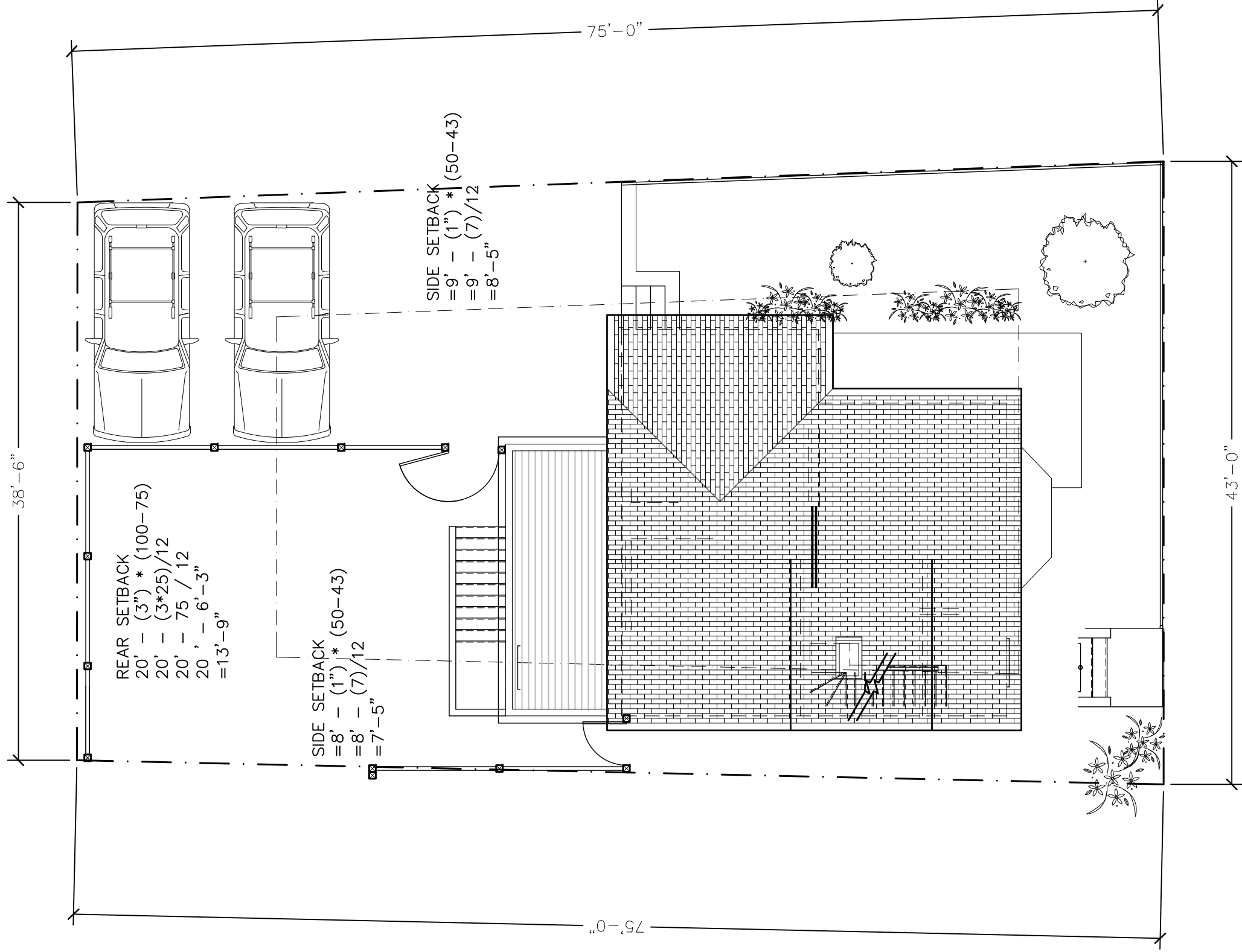
1 EXISTING ELEVATION — WEST
1/4"=1'-0"

EXISTING ELEVATION

SHEET X3.4	SCALE as shown	Al and Rachael Weisz 93 Hudson Street Somerville, MA 02144	
	DATE 2015 Dec 24	al weisz architecture, LLC somerville, MA 02144 617-970-4840	

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1 SITE and HOUSE PLAN
1/8" = 1'-0"

ZONING REVIEW			
SHEET C1.0	SCALE	Al and Rachael Weisz 93 Hudson Street Somerville, MA 02144	
	as shown DATE	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
		2016 FEB 07	
		al weisz architecture building design furniture	

CODE REVIEW:

DESCRIPTION

THE WORK PROPOSED TO THE EXISTING STRUCTURE AT 93 HUDSON STREET IS THE RENOVATION OF THE SECOND FLOOR AND ADDITION TO THE REAR OF THE BUILDING. THE PROPOSED WORK IS AN ALTERATION – LEVEL 2.

APPLICABLE CODES, REGULATIONS, AND REFERENCES

MASSACHUSETTS STATE BUILDING CODE, 780 CMR 8th EDITION
INTERNATIONAL BUILDING CODE 2009
INTERNATIONAL EXISTING BUILDING CODE 2009

BUILDING CODE REVIEW

- Ref:
- 780 CMR Ch 34 / IEBC Ch 4, Section 404 (Classification of Work)
 - 780 CMR Ch 34 / IEBC Ch 6,7, and 8 (Alterations – Level 2)

OCCUPANCY TYPE

USE GROUP CLASSIFICATION: R-3
1-FAMILY HOME

ZONING REVIEW:

ZONING

ZONING DISTRICT – RB

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
LOT SIZE:	7,500 sf	3,056 sf	NC
MIN LOT AREA / UNIT	1,500 sf	3,056 sf	NC
MAX GROUND COVERAGE	50%	35%	36%
LANDSCAPE AREA	25%	21%	27%
F. A. R.	1.00	0.67±	0.70±
MAX HEIGHT – STORIES	3	2 1/2	NC
MAX HEIGHT – FEET	40'	38'±	NC
MIN FRONT YARD	10'	5.4'±	NC
MIN SIDE YARD (A)	7'-5"	3.9'±	NC
MIN SIDE YARD (B)	8'-5"	10.2±	NC
MIN REAR YARD	13'-9"	27'-3"±	25'-3"±
MIN FRONTAGE	50'	43'	NC
MIN PERVIOUS AREA	35%	21%	42%

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CODE AND ZONING REVIEW

SHEET

C1.1

SCALE

as shown

DATE

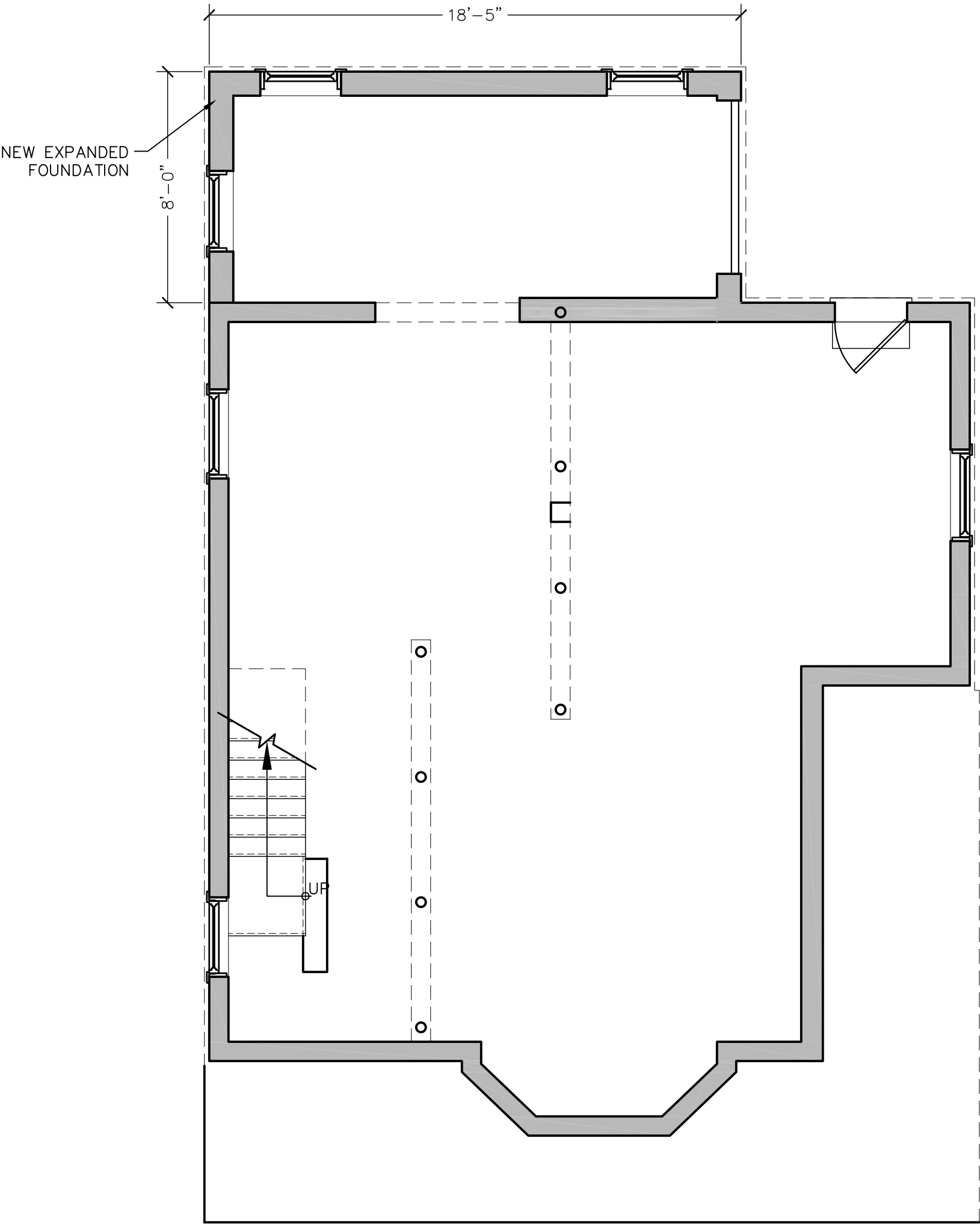
2016 FEB 07

Al and Rachael Weisz

93 Hudson Street
Somerville, MA 02144

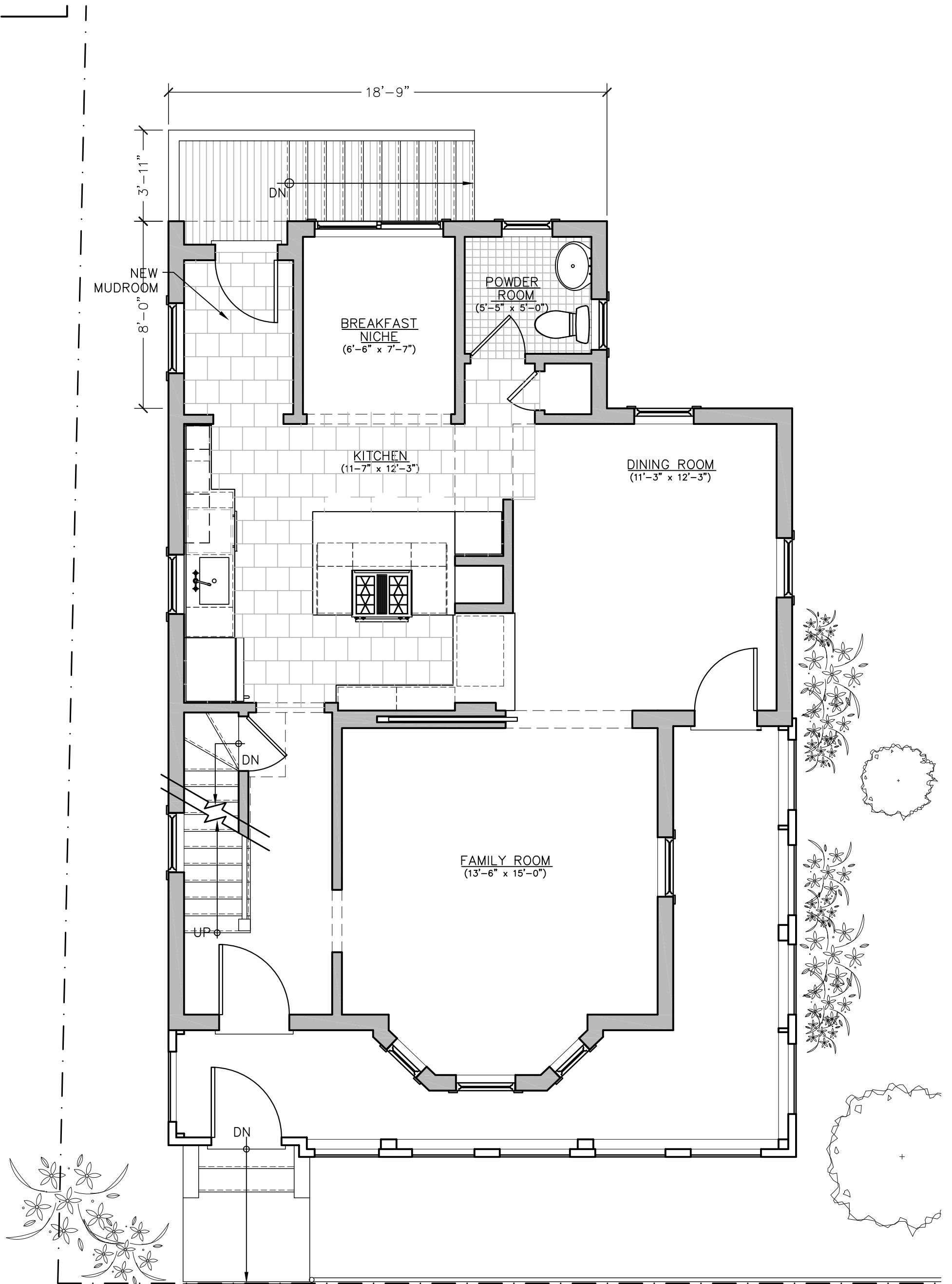
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architecture, LLC
somerville, MA 02144
617-970-4840



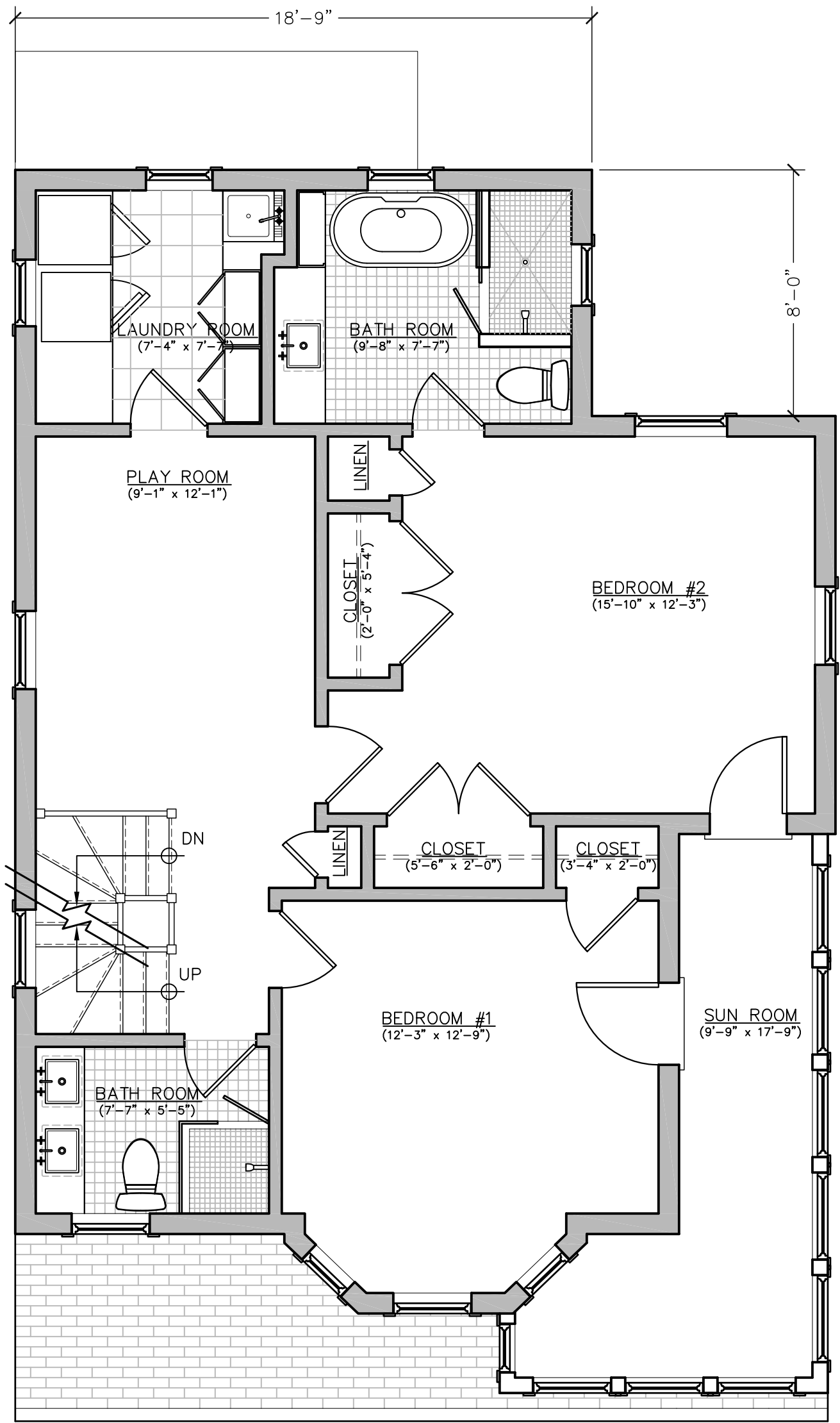
1 PLAN — BASEMENT
1/4"=1'-0"

PLAN				al WEISZ architecture building design furniture
SHEET A1.0	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	DATE 2016 FEB 07			



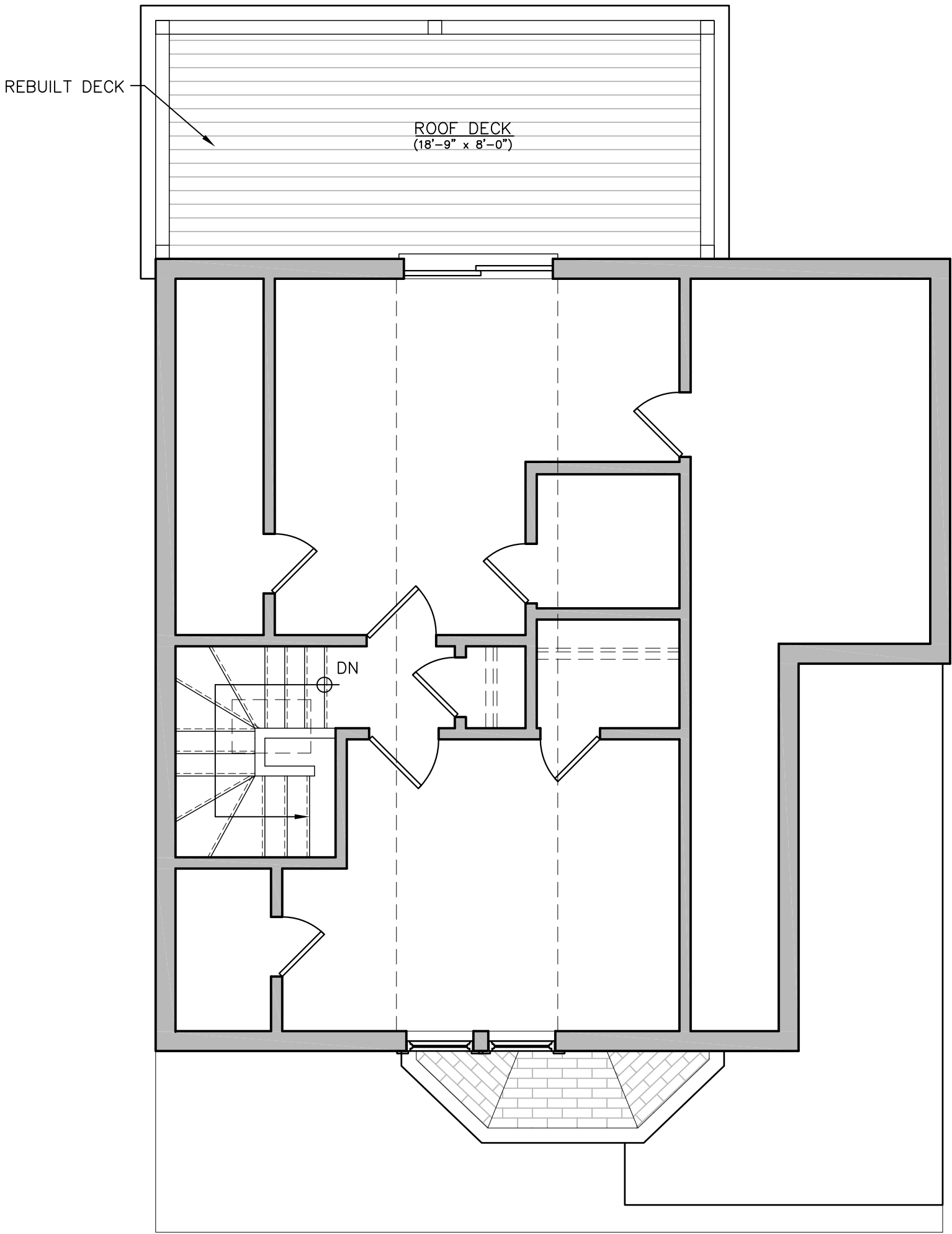
1 PLAN — FIRST FLOOR
1/4"=1'-0"

PLAN				al WEISZ architecture building design furniture
SHEET A1.1	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	DATE 2016 FEB 07			



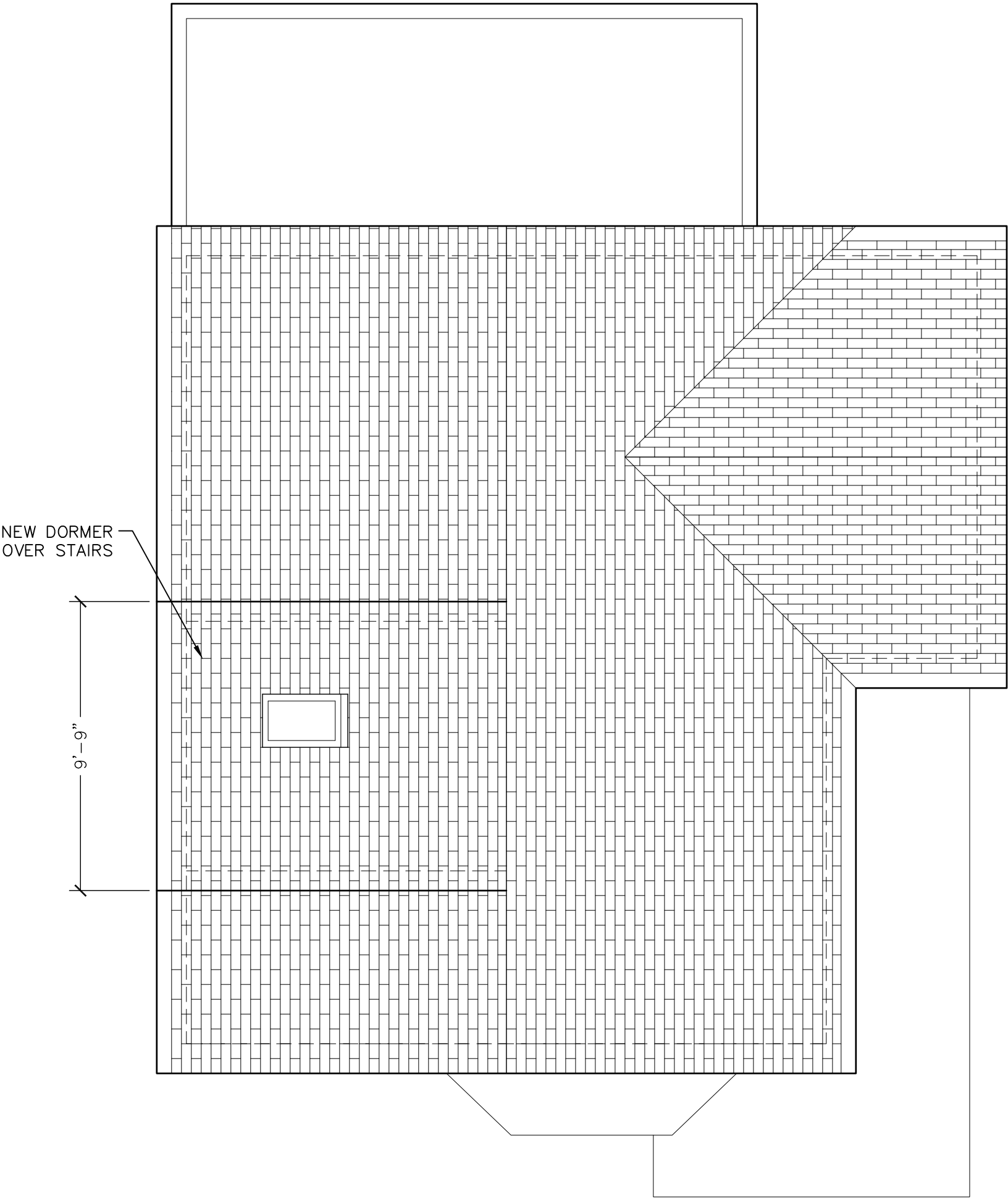
1 PLAN — SECOND FLOOR
1/4"=1'-0"

PLAN				al WEISZ architecture building design furniture
SHEET A1.2	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	DATE 2016 FEB 07			



1 PLAN — THIRD FLOOR
1/4"=1'-0"

PLAN				al WEISZ architecture building design furniture
SHEET A1.3	SCALE	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	as shown			
	DATE			
	2016 FEB 07			



1 PLAN — ROOF
1/4"=1'-0"

PLAN

SHEET A1.4	SCALE as shown	<u>Al and Rachael Weisz</u> 93 Hudson Street Somerville, MA 02144	al weisz architecture, LLC somerville, MA 02144 617-970-4840
	DATE 2016 FEB 07		

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NEW DORMER
OVER STAIRS

1 ELEVATION — SOUTH
1/4"=1'-0"

ELEVATION

SHEET

A3.1

SCALE
as shown

DATE

2016 FEB 07

Al and Rachael Weisz
93 Hudson Street
Somerville, MA 02144

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somerville, MA 02144
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1

ELEVATION — EAST

1/4"=1'-0"

ELEVATION

SHEET

X3.2

SCALE as shown

DATE

2016 FEB 07

Al and Rachael Weisz
93 Hudson Street
Somerville, MA 02144

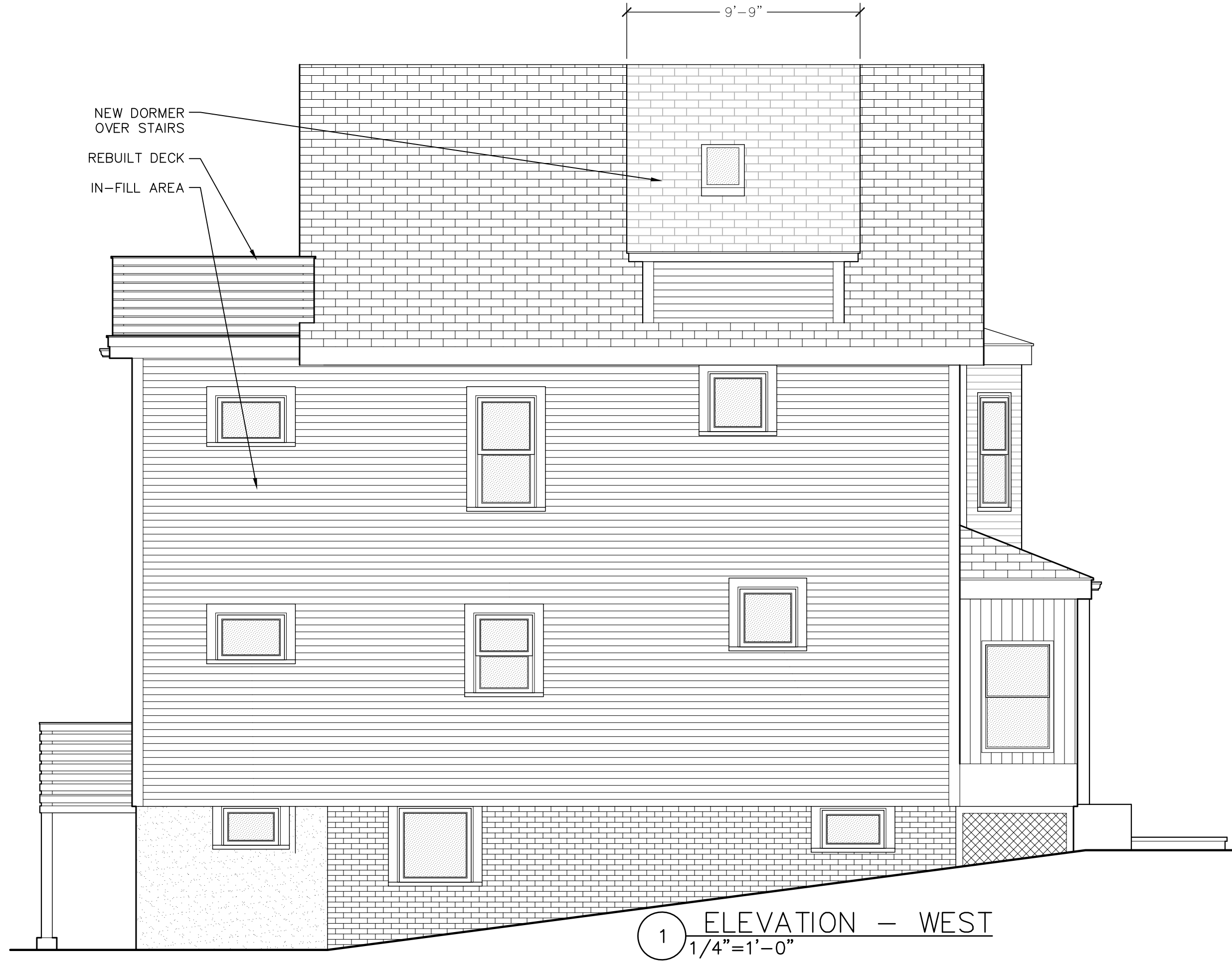
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ELEVATION			
SHEET	SCALE	al weisz architecture	
		building design furniture	
A3.3	as shown	al weisz architecture, LLC somerville, MA 02144 617-970-4840	
	DATE	Al and Rachael Weisz 93 Hudson Street Somerville, MA 02144	
		2016 FEB 07	



ELEVATION

SHEET	A3.4		SCALE	as shown		al weisz architecture, LLC somerville, MA 02144 617-970-4840	
			DATE	2016 FEB 07		Al and Rachael Weisz 93 Hudson Street Somerville, MA 02144	

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